

# 12 Appold Street



London  
EC2A 2AW

## TO LET



### RENT

**£57.50**  
(per sq ft pa excl)



### SERVICE CHARGE

**£19.00**  
(per sq ft (ye 04/2025))



### RATES PAYABLE

**£24.99 - £25.39**  
(per sq ft (ye April 2026))



### EPC RATING

**C**

3,510 sq ft -  
10,752 sq ft

326.09 sq m -  
998.90 sq m



## Location

12 Appold's prime location provides easy access to Liverpool Street, Old Street, Moorgate, and Shoreditch High Street stations, all within a short 10-minute walk. Liverpool Street station is only a 3-minute walk away, offering connections to the Underground, Overground, mainline services, and the newly opened Elizabeth Line, which reduces travel times across the City and beyond.



## Description

The fourth floor is fully fitted and refurbished, providing a sleek, professional environment designed to meet the needs of contemporary businesses.

The third floor has been refurbished to create an open-plan working environment, complete with full fit out. It offers a modern, functional space ideal for collaboration and productivity.

## Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq Ft	Sq M
Fifth	3,510	326.09
Fourth	3,606	335.01
Third	3,636	337.80
<b>TOTAL</b>	<b>10,752</b>	<b>998.90</b>



## Amenities



Manned Reception



End of Journey Facilities



Bike Racks



Fully Fitted



Transport Links



Natural Light





## → Further information

### Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

### Rent

£57.50 per sq ft pa excl.

### Tenure

Leasehold.

### Business Rates

£24.99 - £25.39 per sq ft year end April 2026.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

£19.00 per sq ft year end 04/2025.

### EPC

The EPC rating is C.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting / sale.

### VAT

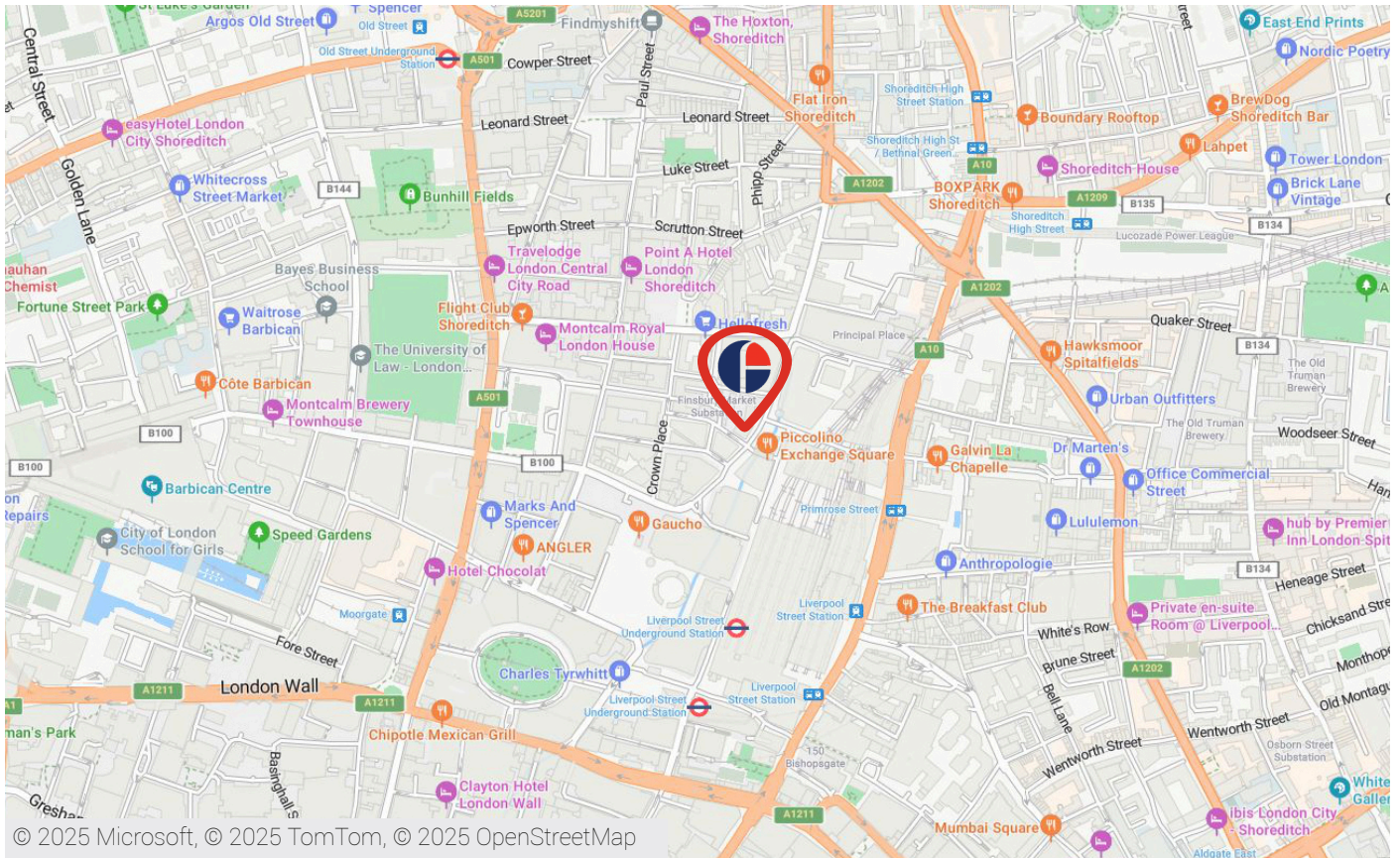
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant / purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings


Viewings strictly by arrangement through joint sole agents Fisher German LLP and James Andrew International.




# 12 Appold Street, London EC2A 2AW



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 **Approximate Travel Distances**

 **Nearest Station**

- Liverpool Underground Station - 4 min walk
- Moorgate Underground Station - 9 min walk
- London Liverpool Street Commuter Rail 5 min walk

 **Contact**

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Particulars dated April 2025.  
Photographs dated February 2025



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